

**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**  

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**for October 27, 2004 PLANNING COMMISSION MEETING**

**P.A.S.:** Change of Zone #04068 - Race Tracks for Motorized Vehicles

**PROPOSAL:** Text amendments to :

*Zoning, Title 27 LMC;*

Chapter 27.63.570. Permitted Special Use: Race Tracks for Motorized Vehicles.

**CONCLUSION:** This amendments would make very limited and targeted changes to the ordinance to change the language to reduce the area requirements for motorcycles and allow council to reduce the one mile distance requirement.

<b>RECOMMENDATION:</b>	Approval of the attached text
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**HISTORY:** The referenced sections of the zoning text have been in place since 1988.

**ANALYSIS:**

1. The applicant is requesting changes to 27.63.570 to reduce the area required where racing is for motorcycles. The amendment will also allow the City Council to adjust distance if there is no adverse impact on adjacent property. Council can currently adjust the distance from selected land uses, but only in high (>65 db) noise areas of the airport noise zone.
2. The original language was developed in 1988 and was designed to accommodate an automobile race track that was being moved at the time.
3. Accommodating the smaller track area of a bike track would seem appropriate.
4. This appears to be a reasonable adjustment to the code.

Prepared by:

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Planner  
October 10, 2004

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September 30, 2004

Marvin S. Krout  
Director of Planning  
Lincoln-Lancaster County Planning Dept.  
555 South 10<sup>th</sup> Street, Suite 213  
Lincoln, Nebraska 68508

Re: *Change of Zone Text Amendment*

Dear Mr. Krout:

The purpose of the change of zone application submitted by Dr. David Samani is to change the text of L.M.C. 27.63.570 as it relates to motorcycle racing.

If you have further questions, please contact Mark Hunzeker.

Sincerely,

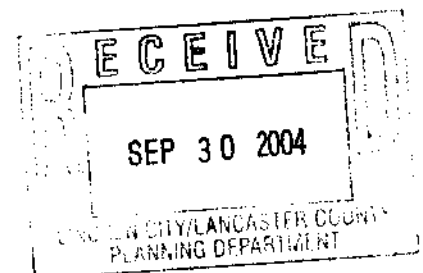


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**Pierson, Fitchett, Hunzeker, Blake & Katt**



**27.63.570 Permitted Special Use: Race Tracks For Motorized Vehicles.**

Race tracks for motorized vehicles may be allowed by special permit in the AG and I-1 zoning districts in conformance with the following conditions:

(a) The application shall be accompanied by the following information:

(1) A plot plan drawn to an accurate scale showing the layout of the entire site including the track, seating area, restrooms, parking lot, concession stands, lighting facilities, and other pertinent information.

(2) Proposed water and sewer systems.

(3) Drainage and grading plan.

(4) Description of racing program including the type, number and average speed of motorized vehicles and time and frequency of operations.

(5) Landscaping and screening plan.

(6) Proposed measures to mitigate potential adverse environmental impacts, such as air quality, noise and glare.

(b) For sites located within the 65dB Ldn contour north of U.S. Highway 34 and any areas within the 70dB and 75dB Ldn contours of the Airport Environs District as shown on the Lincoln Municipal Airport Composite Noise Contours Map shown on Figure 21 in the Lincoln-Lancaster County Comprehensive Plan, the site shall contain at least twenty acres of land in the I-1 district and thirty acres of land in the AG district. For all other sites located within the city's zoning jurisdictions, except where race tracks are prohibited under Chapter 10.20, the site shall contain at least thirty-five acres of land in the I-1 district and fifty acres in the AG district; provided, that for racetracks restricted to motorcycle racing only the site shall contain at least twenty acres of land.

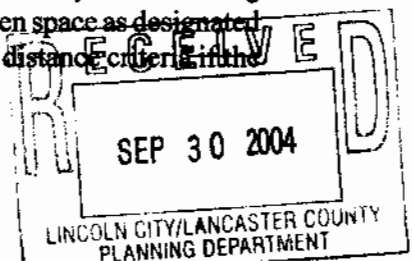
(c) The proposed water, sewer and drainage facilities shall be reviewed and approved by the Department of Public Works and Utilities and the Health Department.

(d) The operation of the race track shall not create an A-weighted sound level (dBA) which exceeds 50 dBA, measured as a two minute equivalent A-weighted Sound level (Leq) at any point beyond one mile from the center of the track. Longer or shorter Leq periods may be used that are appropriate to the type of racing event involved after consultation with the track operator. This restriction shall not apply to any area within the 65, 70, and 75dB Ldn contours of the Airport Environs District. To determine any noise level, a laboratory certified noise level meter meeting ANSI standards shall be used.

(e) The site shall not be located within the inner areas of approach zones to the runways at the Lincoln Municipal Airport as defined in Section 27.59.030 of this title.

(f) The site shall not be located in prime agricultural land and areas designated for residential use, rural use, parks and open space, and the major ecological and environmental protection areas in accordance with the Comprehensive Plan.

(g) The center of the racetrack shall be located at least one mile away from existing hospitals and churches, and residential areas, rural use areas, and parks and open space as designated by the Comprehensive Plan, provided that the City Council may adjust such distance criteria if the



~~race track is located within the 65 dB Ldn contour in the Airport Environs District. Such an adjustment shall be granted only upon a determination by the City Council that the proposed race track will not adversely affect adjacent land uses, and shall not exempt the racetrack from the noise standards of Chapter 8.24.~~

(h) The site shall be readily accessible from a major street or paved road with adequate access for law enforcement and emergency vehicles.

(I) The developer of a race track shall notify all residents within one mile of the center of the track if located in the AG district or within one-half mile of the center of the track if located in the I-1 district concerning the proposed race track. Receipts of such notice is mandatory as a condition precedent to the Planning Commission's public hearing.

(j) The site shall be located within reasonable reach of existing fire protection facilities. A report thereon shall be obtained from the fire protection district or authority in which the site is located.

(Ord. 16949 § 2; March 11, 1996; prior Ord. 14953 §3; August 22, 1988).

